

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	6982	Agenda Number	31.
Meeting Date:	June 23, 2011			
Department:	Office of Real Estate Services			
Subject				
<p>Authorize the negotiation and execution of all documents and instruments necessary or desirable for the fee simple acquisition of a 0.341-acre tract of land, more or less, and the improvements located thereon, out of the Santiago Del Valle Grant, in Travis, County, Texas, locally known as 1325 Dalton Lane, from CAESAR R. JEFFERY for the Airport Noise Mitigation Program, in the amount of \$90,600 for the land and improvements and \$16,400 for relocation benefits, plus closing costs and moving related expenses in the amount of \$10,000, for a total amount not to exceed \$117,000.</p>				
Amount and Source of Funding				
<p>Funding in the amount of \$117,000 is available in the Fiscal Year 2010-2011 Capital Budget of the Department of Aviation using airport funds and available Federal Aviation Administration (FAA) Grants.</p>				
Fiscal Note				
<p>A fiscal note is attached.</p>				
Purchasing Language:				
Prior Council Action:	June 6, 2007 - Approved recommendations in the 2007 Draft FAR Part 150 Noise Study Update; February 28, 2008 - Consultant Selection for Noise Mitigation Program.			
For More Information:	Melinda Ruby 530-6634; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173			
Boards and Commission Action:	Recommended by the Austin Airport Advisory Commission.			
MBE / WBE:				
Related Items:				
Additional Backup Information				

The property and residence located at 1325 Dalton Lane is a part of the approved Airport Noise Mitigation Program. The purpose of the program is to reduce noise impacts and ensure land use compatibility within the airport vicinity.

The lot to be acquired is an approximately 0.341-acre tract and improvements include a single family residence containing three bedrooms, one bath, a wood handicap ramp, and a wood shed. The fair market value of the property including improvements is \$90,600, as determined by an independent appraisal. The owner has agreed to accept the City's offer and is eligible for relocation expenses estimated to be \$16,400. The City will relocate any tenants according to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, any owner may choose to retain an improvement at the salvage value of that improvement, and the salvage value will be deducted from the purchase price at closing. Caesar R Jeffery has elected to retain ownership of the shed and four window units currently located on the property being purchased for the salvage value of \$58, which will be netted out of the property settlement amount at closing.

Closing and moving costs are not to exceed \$10,000 and are a part of the final property settlement amount.